

CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
OCTOBER 6, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chair Allen Wong

ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – July 21, 2015 & August 4, 2015

[1.] UNFINISHED BUSINESS – None

[2.] NEW BUSINESS

2-A. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 6-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 514-522 EAST HELLMAN AVENUE (DRB-15-19)

The applicants, Nina Kuo and Edward Kuo, are requesting design review board approval for the construction of a 6-unit condominium development at 514-522 East Hellman Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15332, Class 32 In-fill development.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-19) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW 2-STORY SINGLE-FAMILY RESIDENTIAL DWELLING WITH AN ATTACHED 2-CAR GARAGE – 571 WHITNEY PLACE (DRB-15-21)

The applicant, Lap Nguyen, is requesting design review board approval for the construction of a new 2-story single-family residential dwelling with an attached 2-car garage at 571 Whitney Place in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 New Construction or Conversion of Small Structures.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-21) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on October 20, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: October 6, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New Construction Greater Than 10,000 square feet – 6-Unit Residential Condominium Development – 514-522 East Hellman Avenue Design Review Board (DRB-15-19).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-19) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicants, Nina Kuo and Edward Kuo, are requesting design review approval for the construction of a 6-unit condominium development at 514-522 East Hellman Avenue. The property is located on the south side of East Hellman Avenue between North Sierra Vista Avenue and North Rural Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

On September 8, 2015, the Planning Commission adopted Resolution No. 17-15 approving Tentative Map No. 073693 (TM-15-05) to allow the subdivision of air-rights for a 6-unit residential condominium development.

Site Analysis

To the east and west are R-3 zoned lots with multiple-family apartment units and single-family residential properties. To the south are R-2 (Medium-Multiple Family) zoned lots with multiple-family and single-family residential properties. To the north is Mark Keppel High School (City of Alhambra). The subject and adjacent properties are relatively flat. The design and character of the surrounding residential dwellings consist of the mid-

century tract and contemporary architectural styles, consisting of single-story and two-story single-family and multiple-family residential buildings with attached and detached garages built, as early as, from 1914 to present day.

Project Description

The subject property has a frontage of 144 feet and a depth of 160 feet, with a total lot area of 23,092 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 7 units can be built on the lot, and 6 units are proposed. The subject property is currently developed with older detached residential dwelling units constructed from 1932 to 1976. The property will remain as one lot.

All 6 units will range in size between 2,098 square feet and 2,280 square feet in area and will have 4 bedrooms. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot interior side setback for the first floor, 10-foot interior side setback for the second floor, and the 15-foot street side setback for the first floor and 25-foot street side setback for the second floor. Each unit will be two stories, with a maximum height up to 26 feet 5 inches. A building separation of at least 26 feet for the first floor and 21 feet 6 inches for the second floor will be provided between the buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 12 enclosed garage spaces and 6 guest parking spaces are required and will be provided. According to the site plan, each unit will be provided with a two-car garage and one guest parking space meeting the off-street parking requirement. The driveway width and each parking space will have a back-up area of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 2,400 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 2,543 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 380 square feet up to 1,569 square feet.

Architecture

The proposed architectural style is a contemporary interpretation of Mediterranean architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, Mediterranean is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have Contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style. The first and second floors of the dwellings will consist of a combination of smooth and sand finish stucco walls. The first floor walls will be painted in a brown color (Dunn Edwards: 936

DET639: Maple Brown Sugar) and the second floor walls will be painted in a light-brown color (Dunn Edwards: 624 DEC745: Chaparral). The dwellings will feature a hip roof system at varying heights with brown color light weight roof tiles (Eagle Cement Tile Roof: 3636 Piedmont Blend 50% SMC 8402 Santa Cruz Blend 50%). The wood fascias and the stucco treated corbels will be painted in a dark brown color (Dunn Edwards: 977 DET680: Espresso Macchiato). The rain gutters and downspouts will be of an aluminum material that has an anodized finish to match the corbels and fascia color. The applicant is proposing to use dual pane aluminum frame windows in a bronze color (Milgard: Aluminum Window Frame: Bronze). Certain windows of the first floor elevations will be provided with wood window shutters painted in a charcoal color (Dunn Edwards: 926 DET628: Charcoal Sketch). Portions of the second floor elevations of all the units will have a cantilever design to provide relief to the elevations building height. The decorative main entry doors will be comprised of a solid core wood material with 3 divided rectangular windows (T.M. Cobb: Craftsman entry doors) painted in a charcoal color (Dunn Edwards: 926 DET628: Charcoal Sketch). The garage door will be a sectional decorative steel door with glazing (Amarr Entramatic Classica: Steel Wood Grain).

As part of the project, the front yard area will include a new stamped concrete with decorative pavers driveway that leads to the parking areas, new concrete walkway systems that lead to the front doors of the units and to the common open space areas. The applicant is proposing to install new perimeter fencing that consist of a 6 foot high wood fence behind the 25 foot front yard setback area and 4 feet high within the front yard area along the west side property line, a 4 foot high combination split face block wall with wrought-iron fencing painted black (Dunn Edwards: 476 DEA187: Black) along the front (north) and street side (east) property lines, and a 6 foot high split face block wall along the rear property line behind the street side setback area and 4 feet high within the 15 foot street side setback area. Furthermore the applicant is proposing to use decorative wall light fixtures with a bronze finish on the first floor of all the dwellings (Secure Home New England Carriage: Model #PF-4144-AZ-B, Westmore Lighting Coventry: Model # OD2019EF70, and Progress Lighting Andover: Model #P6423-20DI).

Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 6-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs. The proposed trees include 24-inch box size *Olea Eurpaea* 'Fruitless', *Magnolia Grandiflora*, *Albizia Julibrissin*, *Jacaranda Mimosifolia*, *Lagerstroemia*, *Tabebuia Impetiginosa*, *Callistemon Viminalis*, and 15-gallon size *Tristania Laurina*, and *Phoenix Roebelenii*. The proposed shrubs include 15 gallon size *Camellia Sasanqua*, *Raphiolepis* 'Springtime', *Podocarpus* 'Maki', *Schefflera Actinophylla*, *Mahonia Lomariifolia*, and *Prunus Illicifolia*, 5 gallon size *Phormium* 'Amazing Red', *Agapanthus Africanus* 'White', *Callistemon Lanceolatus*, *Pittosporum Tobira*, *Hibiscus* 'Crown of Bohemia', *Pelargonium Hortorum*, *Azalea* 'Phoenicia', *Lonicera Japonica*, *Liriope Muscari*, *Juniperus Torulosa*, *Lantana* 'Irene', 1 gallon size *Agapanthus* 'Peter Pan', *Festuca Glauca*, *Tulbaghia Violacea*, *Lonicera Japonica*, and *Pelargonium Peltanum*. The proposed ground covers include *Vinca Minor*, lawn,

Trachelospermum Jasminiodes, and annual and perennial plants. Other landscaping materials and features set within the common open space area include redwood bark, wood chips, natural boulders within landscaped planter areas, sitting areas, a wood trellis. Staff believes that the proposed Mediterranean architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

CONCLUSION:

Staff reviewed the application and believes the proposed 6 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of Mediterranean architectural style, which fits within the character of the neighborhood and will help improve the quality of the area. There are varying architectural features and exterior finishes that help to break up the building walls.

Environmental Assessment

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 6-unit condominium development. The project is consistent with the zoning.

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, Floor, Elevation and Landscape plans
- Exhibit C: Color Renderings
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped July 22, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 6 residential condominium dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser units must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot. At the time of Plan Check, the revised site plan must show the how the HVAC Condensers for condominium units 1, 2, 3, and 5 will be located behind the front and street side yard areas and screened from public view, subject to the review and approval of the Planner.
10. All Landscaped areas must be properly maintained at all times.
11. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas. The drip irrigation system must be installed and operating prior to final inspection.
12. The balcony and fencing wrought-iron material must be painted in a dark patina color to match the entry door window grilles.

13. At the time of plan check the electrical service panels for units 1 and 2 must be located on the interior side elevations of the units and screened from public view, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: October 6, 2015

AGENDA ITEM NO: 2-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New 2-story single-family residential dwelling with an attached 2-car garage – 571 Whitney Place (DRB-15-21).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-21) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Lap Nguyen, on behalf of the property owner, is requesting design review approval for the construction of a new 2,917 square foot 2-story single-family residential dwelling with an attached 2-car garage. The property is located on the west side of Whitney Place at the end of the cul-de-sac. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential zoned properties with single-family residential dwelling units. The design and character of the surrounding residential dwellings consist of the mid-century tract architectural styles, consisting of single-story residential buildings with attached garages built in the 1950's. The subject and adjacent properties are on a hillside. The subject property is currently developed with a 1,375 square foot one-story single-family residential dwelling built in 1953.

Project Description

The applicant is proposing to construct a 2,917 square foot two-story single-family residential dwelling with an attached 497 square foot 2-car garage. The subject site has a total lot area of 15,284 square feet. The total living area will be 2,917 square feet. Based on the lot area of 15,284 square feet, the maximum living area that can be built is 35% or 5,349 square feet.

The R-1 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will be 2-stories (26 feet) in height. The proposed residential dwelling will be setback 6 feet 3 inches from the front (east) property line which meets the required 6 foot front yard setback as approved by the Planning Commission Resolution No. 44-52. The dwelling will meet the required 25 foot rear (west) yard setback, the required 5 foot side (north and south) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the first floor will have a vestibule, living and dining room, kitchen, family room, bathroom, a bedroom with a bathroom, a covered patio, and an attached 2-car garage. The second floor will have a family room area, a bedroom with a bathroom, a master bedroom with a bathroom, and a balcony. Single-family residential dwellings with 4 bedrooms or less and under 3,000 square feet of living area require 2 enclosed garage parking spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 2-car garage. Access to the 2-car garage will be provided by a new 19-foot wide driveway that will take direct access from Whitney Place.

Architecture

The proposed architectural style is a modern interpretation of a Tuscany architectural style with Spanish elements. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, Tuscany is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have Contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style. The proposed building elevation walls consist of a combination of sand finish stucco walls painted in cream color (La Habra Stucco: X-82 Hacienda), and stone veneer siding (El Dorado Stone: Culture Stone, Mesquite-Cliff Stone). The first and second floor of the dwelling will have a combination hip roof and gable roof design at varying heights. The roof will have a brown color light weight concrete roof tiles (Eagle Tiles: Capistrano-SMC8401 San Miguel Blend-Dark Chocolate Brown, Taupe, Rosy Brown blend). The first and second floor roof eaves will have wood fascias that will be painted in a dark brown color (Behr: Rich Brown PPF-52).

The applicant is proposing to use dual pane brown vinyl frame windows (Millgard Windows & Doors). The window trims and sills will be a decorative smooth finish precast sandstone concrete with in a tan color (Sandstone Design: Tan color). One of the windows of the front elevation will have a set of wood shutters in a brown color

(Avalon Shutters). The decorative main entry doors located on the east side elevation will be comprised of a double set of decorative wood doors in a dark brown color (Jeld-Wen: Woodland Brown TRX-17). The garage door will be a sectional decorative metal door with a mahogany wood stain color (Mesa Garage Doors: Accent Series). As part of the Tuscan architectural design the front (west) elevation of the second floor will feature two balconies with custom decorative metal railing system that will be painted black (JRC Wrought Iron, Inc.: Black). The north side elevation of the first floor will feature an attached solid patio cover that serves as a balcony for the second floor. The balcony will feature a decorative metal railing system that will be painted black, a wood trellis patio cover that has ornamental beams that are painted in a dark brown color (Behr: Walnut TT-12) and will be supported by round precast concrete columns. The applicant is proposing to use a custom decorative metal railing system on the front porch entry gates that will be painted black. Furthermore, decorative wall light fixtures will be incorporated into the design on the first and second floors of the dwelling that will have a vintage design (Kichler Lighting: Black) to compliment the architectural design of the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping and irrigation. The proposed landscaping will consist of a mixture of trees, plants and groundcovers. The proposed trees will include a 48-inch box size Fruitless Olive tree, 24-inch box size Brisbane Box, and Flowering Cherry trees. The proposed plants and groundcovers will include 5-gallon minimum size Hopseed Bush, Texas privet, Pink and White Roses, Prostrate Rosemary, Kangaroo Paw and 1-gallon size California Fescue. Although no new irrigation system is proposed staff has conditioned the project to have the applicant/property owner provide a water efficient drip irrigation system to minimize water run-off. Staff believes that the proposed modern architectural style with the proposed landscaped areas is in keeping with the residential character of the area.

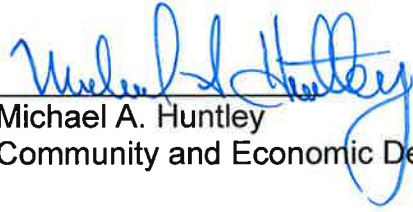
CONCLUSION:

Staff reviewed the application and believes the proposed 2-story residential single-family dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a modern interpretation of a Tuscan architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood in that the architect has pulled architectural elements from other houses in the immediate area.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation, roof and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped August 31, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 2,917 square foot 2-story single-family residential dwelling with an attached 497 square foot 2-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. An irrigation plan must be submitted as part of the plan check submission. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The drip irrigation system must be installed and operating prior to final inspection.
12. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.